

MUTUAL 16 – CONDOMINIUM OF ROSSMOOR, INC.
MINUTES OF THE BOARD OF DIRECTORS
REGULAR MEETING
January 14, 2025

Pursuant to notice previously given, a regular meeting of the Board of Directors was held in the Rossmoor Room in Clubhouse II and via ZOOM on Tuesday, January 14, 2025, at 9:30 AM.

Directors Present: **Paula Seebode**, President; **Betsy Davis**, Vice President; **Chris Everett**, Secretary; **Ed Bradley**, Treasurer; **Doug Allston**, Director. and **Marcia Laundry**, Director.

Directors Absent: **John Looney**, Director

Management: **Nancy Sprinkle**, Senior Property Manager; **Michael Glick**, Administrative Assistant, Mutual Services.

Residents: **Joe Halpin**, **India Berkholtz**, **Marc Kellogg**, **Val Kellogg**, and **Arthur Popper**.

1. **Call to Order** – The meeting was called to order at 9:30 AM.
2. A meeting of the board of directors may be held in closed session in accordance with the requirements of Section 11-109.1 of the Maryland Condominium Act for the following purposes: (8) discussion of an individual owner’s assessment

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

To approve going into a closed session following a regular meeting.

Resolution #59, 1/14/2025

3. **Approval of Agenda for January 14, 2024, BOD meeting** – The agenda was amended to add 3319 Solomons Ct under 5-A
4. **Approval of Minutes for December 10, 2024, BOD meeting** – The minutes were approved as presented.
5. **Reports from M16 Officers:**

a. **Presidents Report** – Ms. Seebode submitted the following:

- **Roof Replacement**- Ms. Seebode also stated: “We know some mutuals have had problems funding their replacement roofs because of post-pandemic sky-rocketing costs with roofing materials. The M16 BOD has begun a thorough analysis of the issues and possible options to strengthen our roof reserve. Our goal is to keep cost increases in the condo fee as low as possible, while meeting our fiduciary responsibilities to ensure that M16 has the funds when it is time to replace the roofs.”

- **3411 St. Leonard ABM**-

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

To approve an ABM to remove and replace sunroom doors for like. The exterior will be white and won't change to the structure. 4 Doors will be replaced in total at 3411 St. Leonard Ct.

Resolution #60, 1/14/2025

a. Vice President Report –

- **LW BOD meeting-** On January 3rd, the LWCC BOD had its 2025 organizational meeting.

The Officers of the LWCC BOD are

- President: Patricia Hempstead
- Vice President: Colette Trojan
- Secretary, Treasurer: Kathy Viney

Executive Committee Members:

- Patricia Hempstead
- Colette Trojan
- Kathy Viney
- Juanita Sealy Williams
- Carol Edwards
- Tim Carrico

b. Treasurer’s Report – Mr. Bradley submitted the following:

- **Investments** – Mr. Bradley reported there was one CD that was rolled over at 4% which is now around \$100,000.00.

- Invoices

M16 Approved Invoice List- January 2025				
Company	Invoice Date	Invoice No.	Service Description	Invoice Amt
McFall & Berry	12/20/2024	10/3/2533	Supply & Install 2 applications of Corn Gluten	\$5,292.00
Total Paid				\$5,292.00

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

To approve and make payment of the following invoices.

Resolution #61, 1/14/2025

c. Secretary’s Report – Mr. Everett-

- **Newsletter-** No report.

6. Reports from M16 Coordinators:

a. M16 Maintenance – Ms. Seebode presented the report which included updates on 2 current maintenance projects.

- **Rake Board metal replacement estimate-** The board would like to get one more proposal from J&M before a decision is made.
- **Gutter cleaning-** Ms. Seebode reported that the gutter cleaning has been completed for the mutual. If there are any problems, residents can call Nancy or Doug if PPD needs to be contacted

for work to be done.

- The board appointed an interim maintenance coordinator: Doug Allston to fill in until Mr. Looney can resume his work.
- **3319 Solomons Ct.**- Emergency repairs to the roof leak at 3319 Solomons court were approved by Welsh roofing in the amount of \$1,250.00 to be paid by resolution 54. We are gathering proposals for a permanent fix.

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

To approve emergency repairs to the roof leak at 3319 Solomons court in the amount of \$1,250.00 from Welsh Roofing to be paid upon work completion.

Resolution #62, 1/14/2025

b. M16 Landscape

- **Leaf removal**- Ms. Seebode reported that the leaf removal was completed.
- **Unit owner letter** – Ms. Laundry reported there is only one violation left, and it will be fixed when the weather permits. No letters will be sent out.
- **3404 Island Creek railing proposal**- MF&B reported they have received the materials and are hoping work will start in late January, weather permitting.

c. M16 Social Events/Welcoming

- **Events**- Ms. Seebode reported she will have a meeting with Mutual 18 to discuss the rescheduling of the lunch on January 20th.

7. Report from Property Manager – Nancy Sprinkle –

- **Community Report** – The November 2024 Community Report was distributed.
- **Tasks Updates** – The January 2025 task updates report was submitted for the board’s consideration and review. Ms. Sprinkle answered all comments and questions.

8. Reports from Leisure World (LW) Advisory Committees

- a. LW Technology – Art Popper** – The Tech Committee is moving in several directions to help improve technology for both management and residents. Right now, an issue that is looming is the expiration of the COMCAST contract for phone, internet, etc. in 2026. The committee will be looking into various options for the future to determine what will be best for LW and its residents. Importantly, this consideration needs to be made well in advance of the expiration of the current contract since any new provider(s) will need a good lead time to get equipment in place so that there is no loss of service when the current contract ends. Of course, continuation with Comcast is also a viable option.
- b. LW Golf** – 2024 Annual Report from Golf and Greens Committee. 2024 year was a good one for Leisure World Golf. Great weather coupled with the completion of a total renovation of the 18 hole

course and great playing conditions, meant gross income totaled 707,456.00. This is a ten percent increase over year ago numbers. Richard Rosenthal, Golf Pro and Frank McLaughlin, Golf Superintendent have worked extremely hard to increase revenue from \$335,000 in 2017 to \$707,456.00 today. The course conditions and growing interest in LW Golf led to 24,000 rounds of golf played. In addition, Leisure World Golfers spend their money after a round of golf at Leisure World restaurants. Receipts show that 9 and 18 hole ladies Leagues accounted for an estimated \$18,000 dollars spent In 2024. The Maryland Inter Club Senior Golf Association accounted for \$6,000. The 18 hole men accounted for another estimated \$6,000.00 dollars for a meal and beverage after a round of golf. This totals an estimated \$30,000.00 spent at Leisure World restaurants by golfers playing at Leisure World. The extraordinary accomplishment of this golf course being certified by Audubon International continues to bring value and prestige to Leisure World. Leisure World's golf course is one of only 900 courses certified worldwide. In 2025 Golf Superintendent Frank McLaughlin intends to increase the "no mow" areas around the golf course. These areas are to encourage wildlife habitat. Golfers are prohibited from playing a ball out of those areas. The golf course is the number one storm water runoff basin for Leisure World. The Golf Maintenance crew are the people who monitor stream runoff and clear areas of brush and fallen trees. They also monitor golf course culverts and report those problems to Management and the Golf and Greens Committee. It was reported to be a problem in 2018. This is years before the culvert was rebuilt in 2023 and 24. Golf Management should also have had input into the Proposed Master Plan. A reminder that Leisure World was built around the golf course. Units with golf course views have a higher resale value which then adds to the resale fee. The added value of a golf course helps foster sales. However, the added prestige of a certification by Audubon International will be lost by eliminating the back nine holes. Golf is an outdoor sport that can be played into ones 90's. The amount of revenue lost will be significant. The financial impact of the elimination of the back nine holes should have been discussed with golf management. Leisure World will still have to maintain the acreage but with no added revenue. In addition the lost golf course views by high rise residents living in buildings such as Turnbury Courts, Overlook, and Vantage Point could bring about legal action by those Mutual Residents and their Boards. In summary, golf is the only amenity that brings in significant revenue. It is also the centerpiece of Leisure World Golf with its glistening "Number one white Augusta sand" bunkers and its beautifully manicured fairways. Leisure World is competing with much newer 55 plus retirement communities. Currently we are the only 55 plus community that has an 18 hole golf course plus it is also certified by Audubon International. Brenda Curtis- Heiken, Chair, Golf and Greens Committee.

c. LW Landscaping – No report.

- 9. Open Forum** – Joe Halpin raised concerns about the snow removal by MF&B that the sidewalks still have ice on them, whereas in previous years it would have been fixed by now. Joe Halpin raised concerns it was hard to find out what E-rating are applied to your account, what the E-rating abbreviations mean and how they are derived.
- 10. Next Planning Meeting** – The next planning meeting will be on Thursday, February 6, 2025, in person at 1:00 p.m. in Clubhouse Two Rossmoor Room.
- 11. Next BOD Meeting** – The next Board meeting will be on Tuesday, February 11, 2025, at 9:30am, in person and via Zoom.
- 12. Adjournment** – The meeting was adjourned at 11:24 AM